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विकास नियंत्रण नियमावली- बार्शी
महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे
कलम ३७(२) अन्वये फेरबदल

महाराष्ट्र शासन
नगर विकास विभाग,
मंत्रालय, मुंबई-४०००३२
शासन निर्णय क्रमांक:-टिपीएस-१७१०/१२५/प्र.क्र.२२५३/२०१०/नवि-१३
दिनांक:- ३१.०८.२०१०

शासन निर्णय :- सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्रात प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,


(वि. न. राठोडे)
अवर सचिव, महाराष्ट्र शासन.

प्रति,
विभागीय आयुक्त, पुणे विभाग, पुणे,
संचालक नगर रचना, महाराष्ट्र राज्य, पुणे.
उपसंचालक नगर रचना, पुणे विभाग, पुणे.
सहायक संचालक नगर रचना, सोलापूर शाखा, सोलापूर.
मुख्याधिकारी, बार्शी नगरपरिषद, बार्शी, जि.सोलापूर.
व्यवस्थापक, येरवडा कारागृह मुद्रणालय, पुणे.

(त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्राच्या भाग-१, पुणे विभागीय पुरवणी भाग-१ मध्ये प्रसिध्द करून त्याच्या प्रत्येकी १० प्रती या विभागास, संचालक नगर रचना, महाराष्ट्र राज्य, पुणे, उपसंचालक नगर रचना, पुणे विभाग, सहायक संचालक, नगर रचना, सोलापूर शाखा, सोलापूर व मुख्याधिकारी, बार्शी नगरपरिषद बार्शी यांना पाठवाव्यात)

वक्ष अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यात येते की, सदरहू अधिसूचना शासनाच्या वेबसाईटवर प्रसिध्द करावी.
निवडनस्ती (नवि-१३)

Notification under section 37(2) of
Modification to Development
Control Regulations for Barahi
Municipal Council.

NOTIFICATION

**GOVERNMENT OF MAHARASHTRA
URBAN DEVELOPMENT DEPARTMENT
MANRALAYA, MUMBAI- 400 032.**

DATE :31.08.2010

No.TPS-1710/125/C.R.2253/2010/UD-13

**Maharashtra
Regional &
Town Planning
Act 1966.**

Whereas, the Development Control Regulations for Barahi Municipal Council (hereinafter referred to as "the said Regulations") have been sanctioned by Government in Urban Development Department, under section 31(1) of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as "the said Act") vide Notification No.TPS-1700/584/CR-28(A)/2000/UD-13, dated 28.10.2004 and which come into force with effect from 15.12.2004;

And whereas, under section 37 of the Maharashtra Regional & Town Planning Act, 1966, the Government vide its notification dated 14.10.2008 has directed to all the 'A' class Municipal Councils/Municipal Corporation to make a new provision regarding the Commercial use permissible in Public/Semi Public Zone;

And whereas, the Barahi Municipal Council (hereinafter referred to as "the said Council") decided to add the above provision vide its resolution no.336, dated 26.02.2009 and has empowered said Council to complete the procedure under section 37(1) of the said Act and to submit it to the Government for sanction;

And whereas, the said Council after following all the legal formalities under section 37(1) of the Act, submitted a proposal of Modifications to the said Regulations (hereinafter referred to as "the said Modifications") to the Government for the sanction vide its letter dated 24.12.2009;

And whereas, the Government of Maharashtra after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune is satisfied that the said Modification is necessary and shall be sanctioned;

Now therefore, in exercise of the powers conferred under sub-section 2 of section 37 of the said Act, the Government of Maharashtra hereby sanctions the Modification

proposal as mentioned in the schedule attached herewith and add in the sanctioned Development Control Rules of Barshi Municipal Council in Appendix- M at Appendix M-9;

Note :-

- 1) Aforesaid schedule of Modification to the said Regulation is kept open for inspection of the public during office hours in the office of the Barshi Municipal Council, Barshi.
- 2) Fixes the date of publication of this notification in the Government Gazette as the date of coming into force of this notification.
- 3) In the schedule of Modifications appended to the Notification sanctioning the said Development Plan after the last entry following new entry shall be added as per the schedule of modification attached herewith.

This notification is also published on Government web site at www.urban.maharashtra.gov.in

By order and in the name of the Governor of Maharashtra,



(V. M. Ranade)
Under Secretary to Government

Schedule of Modification

(See Appendix M-9)

Commercial use shall be permissible in Public/Semi Public Zone as given in the table below :-

Area of Plot	Permissible Commercial use in percentage
Upto 1000 sqm.	7.5%
1001 to 2500 sqm.	10%
2501 to 4000 sqm.	12%
4001 & above	15%

Commercial use shall be allowed on following conditions --

- i. Convenient shopping, branch of bank, small hotels etc. shall be permitted but shops / hotels for wine, pan, cigarette, tobacco, lottery tickets and such others users which do not serve public purpose similarly domestic gas shops / godowns which are dangerous to public health shall not be permitted.
- ii. The income from such commercial uses shall be utilized for main users for which the development has taken place or would taken place or would take place.
- iii. Such commercial development shall take place in such a way that it shall not affect the view of the main development on the land, similarly such a commercial user shall be permitted up to 50% length of the plot.
- iv. The Planning Authority shall ascertain that for parking places and for traffic, sufficient area is kept in the plot.
- v. Additional FSI shall be allowed only on the plot area remained after deducting the plot area utilized for commercial user.
- vi. The Planning Authority shall not allow sub division of Survey No., Gut No., Plot No. on which such a development which may cause / had take place / would take place.
- vii. In such layouts or sub-division having area more than 2 Ha but less than 5Ha., 20% land shall be provided for public utilities and amenities like electric sub-station, bus station, sub post office, police out post, garden, playground, school, dispensary and such other amenities shall be provided.
- viii. The commercial user shall be permitted up to a depth of 12m.
- ix. The land owner / developer / Institution shall give guarantee in writing to the Planning Authority for following all the stipulated conditions scrupulously.
- x. The plots in which there is an existing development, such commercial use shall be restricted to maximum 20% of the balance potential.
